



Lakes Road, Brixham, TQ5 8PH

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## £310,000 Freehold



Set on the level in a popular and convenient area of Brixham, this well-presented **TWO BEDROOM SEMI DETACHED BUNGALOW** offers comfortable, easy-to-manage living with excellent access to local amenities.

Local shops and a regular bus service to Brixham town centre are both within comfortable walking distance, making this an ideal home for those seeking convenience without compromising on space.

The property benefits from gas-fired central heating and double glazing throughout.

A large entrance porch to the front provides a practical and welcoming space, ideal for coats and shoe storage, from here, the entrance hall which features attractive parquet flooring gives access to the main accommodation and includes a useful linen cupboard which also houses the boiler.

The lounge is a bright and inviting room, enjoying a dual aspect that allows plenty of natural light throughout the day. Parquet flooring continues here, adding warmth and character, while a wall-mounted electric fire provides a stylish focal point and a cosy atmosphere.

The kitchen is well arranged and fitted with white-faced wall and base cupboards in a classic shaker style, complemented by grey worktops. There is a built-in electric cooker and hob with a cooker hood above, along with space and plumbing for a washing machine. A particularly useful feature is the shelved pantry cupboard, providing excellent additional storage. A door and window open directly onto the rear garden, making the kitchen both practical and well connected to the outdoor space.

There are two generous double bedrooms, one to the front aspect and one to the rear, both offering comfortable proportions and flexibility for use as sleeping accommodation or a home office if required.

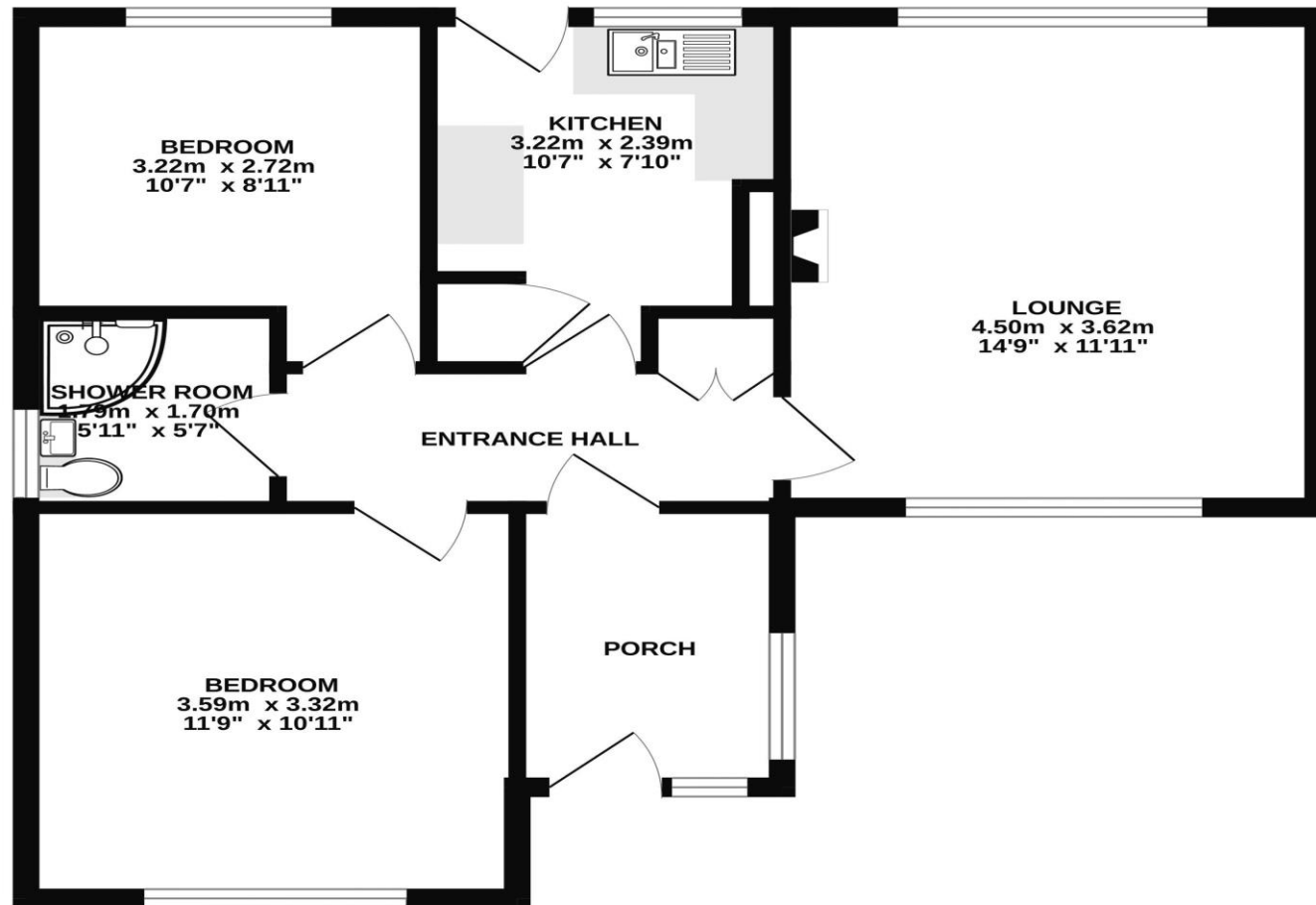
The modern, contemporary shower room/W.C. is stylishly finished and includes a corner shower enclosure, a vanity unit with concealed flush W.C., and an inset washbasin.

Outside, the property continues to impress. To the front, there is ample driveway parking along with an EV charging point, leading to a single garage which provides further parking or useful storage.

The rear garden is a good size, level, and mainly laid to lawn, making it easy to maintain. Inset shrubs and a specimen tree add interest and a pleasant sense of privacy, creating an enjoyable outdoor space for relaxing or entertaining.

This attractive bungalow offers well-balanced accommodation in a sought-after location, ideal for those looking for single-level living close to local facilities and transport links. Internal viewing is recommended.

**GROUND FLOOR**  
55.6 sq.m. (599 sq.ft.) approx.



TOTAL FLOOR AREA : 55.6 sq.m. (599 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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ENERGY PERFORMANCE RATING: D

COUNCIL TAX BAND: C

AGENTS NOTES: The Ofcom website indicates that no data for broadband speed is available currently although nearby shows ultrafast broadband is available and that mobile performance is as follows: VODAPHONE 81% /THREE 78% /EE 77% / o2 64%

#### VIEWINGS ARRANGEMENTS

Strictly by appointment through Eric Lloyd & Co

01803 852773

42 Fore Street, Brixham, TQ5 8DZ  
brixham@ericlloyd.co.uk

01803 844466

6 Churston Broadway, Breadsands TQ4 6LE  
churston@ericlloyd.co.uk

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